

CALIFORNIA COASTAL COMMISSION

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PUBLIC NOTICE

Prepared April 17, 2003 (for May 8, 2003 Hearing)

To: Commissioners and Interested Persons

From: Charles Lester, Deputy Director
Diane Landry, District Manager
Mike Watson, Coastal Planner

Subject: City of Pismo Beach LCP Minor Amendment Number 1-03 (Spyglass Pointe Specific Plan)

Proposed minor amendment to the City of Pismo Beach certified Local Coastal Program to be heard at the Coastal Commission's May 8, 2003 meeting at the Doubletree Hotel Monterey (2 Portola Plaza) in Monterey.

The City of Pismo Beach is requesting that its certified Local Coastal Program (LCP) Land Use Plan (LUP) be amended. This amendment request was filed on March 21, 2003 pursuant to Coastal Act Section 30510(b) and California Code of Regulations (CCR) Sections 13553 and 13555. The proposed amendment would:

- (1) Implement LUP Section LU-Q-2 requiring a specific plan for development in the Freeway Foothills Planning Area. In particular, the amendment identifies a new neighborhood planning area (Spyglass Pointe) and the various standards necessary to carry out future development consistent with the existing land use standards. The policies and standards of the new Spyglass Pointe specific plan are consistent with and in some cases more restrictive than the current LUP policies and standards for development in the foothills east of Highway 101 as well as the Chapter 3 policies of the Coastal Act. See Table 1.

Based on its review of submitted materials, the Executive Director has determined that the LCP amendment qualifies as a minor amendment. Section 13554(d)(3) of the California Code of Regulation's defines minor amendments to certified Land Use Plans as:

- (2) additions or revisions to certified policies which impose further conditions, restriction or limitations on any use which might adversely affect the resources of the coastal zone, if those amendments do not conflict with any policy of Chapter 3 of the Coastal Act or with any other certified land use plan policy.

As illustrated in Table 1, the new Spyglass Pointe Specific Plan standards are more restrictive on density and minimum required lot size. The designated use is unchanged at low density residential, though the allowable number of units per acre is less than the maximum allowed



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under the Freeway Foothills plan. The Spyglass Pointe planning area identifies 10 building sites that range from 5,426 to 8,256 square feet. The existing Freeway Foothill planning area standard requires a minimum lot size of 5,000 square feet. An open space easement will be recorded on 2.88 acres, or roughly 61% of the total site; the existing LUP requires 60% retained in open space. A portion of the open space area outside the riparian corridor is set aside for passive recreational use. Development is limited to slopes less than 30% and below the 200' contour. The riparian area drainage and oak woodland will be preserved. Removal of oak trees is prohibited unless a certified arborist determines a tree is diseased or it presents a safety hazard. Other individual lot standards require drainage and erosion control measures to be prepared by a licensed engineer for all final site and building plans. The proposed area of development is located within the urban services boundary of the City and there is sufficient capacity to serve it. As proposed, the Spyglass Pointe Specific Plan policies are consistent with the Chapter 3 policies of the Coastal Act and will not have any adverse impacts on coastal resources. Additionally, the amended LUP is consistent with the other policies of the City's certified Land Use Plan. Table 1 provides a comparison of the existing Freeway Foothills and Spyglass Pointe planning area specific plans.

Table 1

Item	Freeway Foothills Planning Area	Spyglass Pointe Planning Area
Zoning	Low Density Residential	Low Density Residential
Density	Maximum 4 units per acre	2.78 units per acre
Lot Area	Minimum 5,000 sf	5,426 – 8,256 sf
Minimum Open Space	60% of planning area	60% of planning area
Development Limits	Prohibited on slopes > 30% and on areas above 200' contour.	Prohibited on slopes > 30% and on areas above 200' contour.
Drainage & Erosion Measures	Designed by licensed engineer	Designed by Civil Engineer
Habitat & Resources	All oaks shall be preserved	The riparian corridor is placed in permanent open space and all oaks will be retained.



The proposed Land Use Plan amendment creates a new planning area within the existing Freeway Foothills planning area east of Highway 101. The new Spyglass Pointe LUP standards are consistent with and in some instances more restrictive than the standards contained in the Freeway Foothills Planning Area plan. Furthermore, the LUP amendment will not conflict with any Chapter 3 policy of the Coastal Act. The Specific Plan includes subdivision standards, individual lot development standards, and specific design standards, an infrastructure plan for water, sewer, drainage, fire, etc., and an implementing chapter for assuring compliance with existing Land Use and Implementation Plan standards. Financing, Specific Plan Phasing, and Development Entitlements are also included in the Specific Plan. For the full text of the Spyglass Pointe Specific Plan, please see Exhibit A.

The purpose of this notice is to advise interested parties of the Executive Director's determination (pursuant to CCR Section 13555) that the proposed amendment is minor as defined in CCR Section 13554 because it clarifies LCP terminology and does not conflict with Chapter 3 of the Coastal Act or any other policy in the City's certified Land Use Plan (CCR Section 13554(d)(3)).

Pursuant to CCR Section 13555, the Executive Director will report this determination to the Coastal Commission at its May 8, 2003 meeting at the Doubletree Hotel Monterey located at 2 Portola Plaza in Monterey. The Executive Director will also report any objections to the determination that are received within ten working days of posting of this notice. The proposed minor amendment will be deemed approved and will become effective immediately unless one-third of the appointed members of the Commission request that it be processed as a major LCP amendment (CCR Section 13555(b)).

If you have any questions or need additional information regarding the proposed LCP amendment or the Commission procedures, please contact Mike Watson in the Coastal Commission's Central Coast District Office in Santa Cruz at the address or phone number listed above. If you wish to register an objection to the proposed minor LCP amendment, please do so by May 1, 2003.

Attachments:

Exhibit A: Proposed Addition to the City of Pismo Beach certified LUP: Spyglass Pointe Specific Plan.

